

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe - State Bar No. 173019 GOE FORSYTHE & HODGES LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 Telephone: (949) 798-2460 / Fax: (949) 955-9437 RGoe@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Steven M. Speier, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re:</p> <p>KARNIG SARKISSIAN,</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:20-bk-10755-SY</p> <p>CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 01/06/2022	Time: 9:30 am
Location: 3420 Twelfth Street, Courtroom 302, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/23/2021

Description of property to be sold:

Real property in Beirut, Lebanon, described as Lot No. 8 of the Block B building erected on the plot number 408 of the Mazraat Yoshouh real estate circumscription, consisting of an apartment located on the fourth floor of the said building ("Property").

Terms and conditions of sale:

Property will be sold "as is," where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, interests, together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f), concerning the condition of the Property, the quality of title thereto, or any other matters relating to the Property.

Proposed sale price: \$ 75,000.00

Overbid procedure (if any):

Potential overbidders must bid at least \$77,500 to pay any Lebanese taxes owing and then in increments of \$1,000 greater than the prior bid. Minimum bid increments thereafter shall be \$5,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 6, 2022 at 9:30 a.m.
United States Bankruptcy Court
3420 Twelfth Street
Courtroom 302
Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
18101 Von Karman Avenue, Suite 1200
Irvine, CA 92612
T: (949) 798-2460 / F: (949) 955-9437
RGoe@goeforlaw.com

Date: 12/15/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/15/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 12/15/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 12/15/2021, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Scott Yun, USBC, 3420 Twelfth Street, Riverside, CA 92501

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/15/2021
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Abram Feuerstein** abram.s.feuerstein@usdoj.gov
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- **Everett L Green** everett.l.green@usdoj.gov
- **Eileen Keusseyan** eileen@keusseyanlaw.com
- **Raffi Khatchadourian** raffi@hemar-rousso.com
- **Valerie Smith** claims@recoverycorp.com
- **Benjamin Taylor** btaylor@taylorlawfirmmpc.com
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov
- **Robert Whitmore (TR)** rswtrustee@yahoo.com, rwhitmore@ecf.axosfs.com

In re Karnig Sarkissian
USBC Case No. 6:20-bk-10755-SY

Debtor
Karnig Sarkissian
2940 Hidden Hills Circle
Corona, CA 92882-8004

U. S. Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

Chapter 7 Trustee
Robert Whitmore (TR)
3600 Lime Street, Suite 616
Riverside, CA 92501-0933

Debtor's Counsel
Eileen Keusseyan
Law Offices of Eileen Keusseyan
16530 Ventura Blvd, Ste 555
Encino, CA 91436-5064

U.S. Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

CREDITORS

American Express
PO Box 0001
Los Angeles, CA 90096-0001

Araz Investments Pty Ltd/Avik Kalloghlian
Law Offices of Benjamin Taylor
1880 Century Park East, Ste 714
Los Angeles, CA 90067-1618

Araz Investments Pty Ltd.
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

Avedis Kalloghlian
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

Bank of America
PO Box 982238
El Paso, TX 79998-2238

Bank of America
PO Box 2284
Brea, CA 92822-2284

JPMorgan Chase Bank N A
Bankruptcy Mail Intake Team
700 Kansas Lane Floor 01
Monroe, LA 71203-4774

City Cards
PO Box 6286
Sioux Falls, SD 57117-6286

Citibank
PO Box 790034
St Louis, MO 63179-0034

Costco / Citicards
PO Box 78019
Phoenix, AZ 85062-8019

Discover
PO Box 6105
Carol Stream, IL 60197-6105

Enterprise Rental Car
PO Box 843369
Kansas City, MO 64184-3369

First National Bank of Omaha
PO Box 331
Omaha, NE 68103-0331

GT Mastercard/Convergent
PO Box 9004
Renton, WA 98057-9004

HSBC Bank USA
PO Box 4657
Carol Stream, IL 60197-4657

Newrez LLC dba Shellpoint Mortgage
PO Box 10826
Greenville, SC 29603-0826

Paypal Credit Services
PO Box 960080
Orlando, FL 32896-0080

Sam's Club / SYNCB
PO Box 960013
Orlando, FL 32896-0013

Shop Your Way Mastercard
PO Box 78024
Phoenix, AZ 85062-8024

Sunrun
1515 Arapahoe Street
Denver, CO 80202-3105

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

Bank of America, N.A.
PO Box 982284
El Paso, TX 79998-2284

Bank of America, N.A.
PO Box 31785
Tampa, FL 33631-3785

Cavalry Investments, LLC
500 Summit Lake Drive, Suite 400
Valhalla, NY 10595-2321

Citibank, N.A.
5800 S Corporate Place
Sioux Falls, SD 57108-5027

Discover Personal Loans
PO Box 30954
Salt Lake City, UT 84130-0954

HSBC Bank USA, N.A.
2929 Walden Ave C9
Attn: Business Services
Depew, NY 14043-2690

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o Robertson Anschutz et al.
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487-2853

PYOD, LLC
Resurgent Capital Services
PO Box 19008
Greenville, SC 29602-9008

Transport Funding, LLC
c/o Raffi Khatchadourian
Hemar Rousso & Heald, LLP
15910 Ventura Blvd., 12th Fl
Encino, CA 91436-2829